



JOHN J. TECKLENBURG
MAYOR

City of Charleston
South Carolina
Clerk of Council Department

VANESSA TURNER MAYBANK
CLERK OF COUNCIL

NOTICE OF MEETING

A meeting of the Committee on Real Estate will be held beginning at 4:00 p.m., April 11, 2017, at City Hall, First Floor Conference Room, 80 Broad Street. The agenda will be as follows:

AGENDA

Invocation – Councilmember Riegel

Approval of Minutes: March 28, 2017

- a. Request authorization of the Mayor to execute the attached Quit-Claim Deed (535 King Street; Collins Court Common Alley) [Ordinance]

The property is owned by the City of Charleston. David Abdo is the member of New Sky, LLC.

- b. Request authorization of the Mayor to execute the attached Quit-Claim Deed (TMS: 458-05-03-108; Northeast corner of State and Cumberland Streets) [Ordinance]

The property is owned by the City of Charleston. Shareholders of East Bay Company, LTD are the William E. Murray Revocable Trust and Catherine Murray Smith.

- c. Consider the following annexations:

- i. 2413 Spring Garden Street (TMS# 309-14-00-039) 0.29 acre, West Ashley (District 7). The property is owned by Joyce H. Murray.
- ii. Vacant property on Brownswood Road (TMS# 280-00-00-054) 0.13 acre, Johns Island (District 5). The property is owned by Phillip Simmons.
- iii. 822 Playground Road (TMS# 418-05-00-302) 0.23 acre, West Ashley (District 7). The property is owned by Harriett S. Pinckney.

a.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: Real Estate Committee DATE: 4/11/17

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 535 King Street – Collins Court Common Alley

TMS: _____

PROPERTY OWNER: City of Charleston

ACTION REQUEST: Request authorization of the Mayor to execute the attached Quit-

Claim Deed.

ORDINANCE: Is an ordinance required? Yes ☒ No ☐

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department	<u>has seen / yibc</u>	<input type="checkbox"/>
Chief Financial Officer	_____	<input type="checkbox"/>
Director Real Estate Management	<u>Colleen Carducci</u>	<input checked="" type="checkbox"/>
_____	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes ☐ No ☒

If yes, was funding previously approved?* Yes ☐ No ☐

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

*Commercial Property and Community & Housing Development have an additional form.

COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: 4/11/17

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 535 King Street – Collins Court Common Alley

TMS: _____

PROPERTY OWNER: _____

ACTION REQUEST: Request authorization of the Mayor to execute the attached Quit-Claim Deed.

ORDINANCE: Is an ordinance required? Yes ☒ No ☐

ACTION: What action is being taken on the Property mentioned?

☐ **ACQUISITION** Seller (Property Owner) _____ Purchaser _____

☐ **DONATION/TRANSFER**
Donated By: _____

☐ **FORECLOSURE**
Terms: _____

☐ **PURCHASE**
Terms: _____

☐ **CONDEMNATION**
Terms: _____

☐ **OTHER**
Terms: _____

☒ **SALE** Seller (Property Owner) _____ Purchaser New Sky, LLC

☐ **NON-PROFIT ORG, please name** _____
Terms: _____

☒ **OTHER**
Terms: The City releases to New Sky, LLC any interest it may have in a strip of land approximately 8.3 feet in width and 150 feet in depth lying between 535 and 529 King Street and being designated at Collins Court Common Alley.

☐ **EASEMENT** Grantor (Property Owner) _____ Grantee _____

COMMERCIAL REAL ESTATE FORM

☐

PERMANENT

Terms: _____

☐

TEMPORARY

Terms: _____

☐

LEASE

Lessor: _____

Lessee: _____

☐

INITIAL

Terms: _____

☐

RENEWAL

Terms: _____

☐

AMENDMENT

Terms: _____

☒

Improvement of Property

Owner: _____

Terms: _____

BACKGROUND CHECK: If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes

☐

No

☐

N/A

☒

Results: _____

Signature: _____

Colleen Carducci

Director Real Estate Management

ADDITIONAL: Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

NEED: Identify any critical time constraint(s).



Ratification
Number _____

AN ORDINANCE

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A QUIT CLAIM DEED TO NEW SKY, LLC A STRIP OF LAND APPROXIMATELY 8.3 FEET IN WIDTH AND 150 FEET IN DEPTH LYING BETWEEN 535 KING STREET AND 529 KING STREET AND BEING DESIGNATED AS COLLINS COURT COMMON ALLEY ON THAT CERTAIN PLAT ENTITLED IN PART "PLAT OF #535 KING STREET AND #537 KING STREET SITUATED ON THE WEST SIDE OF KING STREET BETWEEN MORRIS AND CANNON STS. SHOWING RIGHT OF WAY FROM PROPERTY TO MORRIS ST." PREPARED BY JOE NEEDEL, DATED JANUARY 12, 1935 AND RECORDED IN THE R.M.C. OFFICE FOR CHARLESTON COUNTY AS AN EXHIBIT TO A DEED RECORDED IN BOOK W36, AT PAGE 267.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. The Mayor is hereby authorized to execute on behalf of the City a quit claim deed to New Sky, LLC to a strip of land approximately 8.3 feet in width and 150 feet in depth lying between 535 King Street and 529 King Street and being designated as Collins Court Common Alley on that certain plat entitled in part "Plat of #535 King Street and #536 King Street Situated on the West Side of King Street Between Morris and Cannon Sts. Showing Right of Way from Property to Morris St." prepared by Joe Needle, dated January 12, 1935 and recorded in the R.M.C Office for Charleston County as an exhibit to a deed recorded in Book W36, at page 267, a copy of said quit claim deed being attached to this Ordinance as Exhibit A and made a part hereof.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord, 2017,
and in the ____th Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Clerk of Council

LEROY P. HUTCHINSON
Attorney and Counselor at Law
147 Wappoo Creek Drive, Suite 202, Charleston, SC 29412
Telephone 843.762.2945 Email mrhutch23@bellsouth.net Facsimile 843.762.5276

April 4, 2017

Vanessa Turner-Maybank, Clerk of Council
City of Charleston, South Carolina
80 Broad Street
Charleston, SC 29401

Dear Ms. Turner-Maybank:

My client David W. Abdo, the sole member of New Sky, LLC, asks that City Council consider his request to purchase a strip of land abutting his property at 535 King Street.

In support of this request, I am forwarding a printout from Charleston County GIS/Mapping that shows the location of that parcel more clearly, along with a copy of a plat prepared by Joseph Needle in 1935. As you'll see, the parcel is a portion of Collins Court Common Alley shown on Mr. Needle's plat. The portion of that alley leading westward towards St. Philip Street eventually became a portion of TMS # 460-12-02-054, while the strip extending eastward, shown as 533½ King on the plat, is now combined with 529 King Street (TMS # 460-12-02-081). While searching title, I could not find evidence that the remainder of the alley was ever attached to or conveyed with any of the adjoining parcels. Ms. Cantwell had an independent search performed, and I believe her abstractor reached the same conclusion.

This strip of land does not have a tax reference number, nor did I discover any more recent plats that show its metes and bounds more precisely. The property description in the enclosed quitclaim deed endeavors to describe the parcel by reference to both GIS/Mapping's records and Mr. Needle's plat.

We would be grateful if you would place Mr. Abdo's request, along with the proposed deed and supporting documents, on the agenda for the City Council's next meeting.

Sincerely,


LeRoy P. Hutchinson

cc: Frances Cantwell, Esquire
David W. Abdo

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the **The City of Charleston**, a South Carolina municipal corporation, by its undersigned officer, in the County and State aforesaid, in consideration of the sum of Ten and No/Hundreds Dollars (\$10.00) to said officer in hand paid at and before the sealing of these presents by **New Sky, LLC**, a South Carolina limited liability company, the receipt and sufficiency whereof is hereby acknowledged, and subject to restrictions, easements, rights-of-way and zoning ordinances affecting the following described property and appearing of record in the R.M.C. Office for Charleston County, South Carolina, have remised, released and forever quitclaimed, and by these Presents do hereby remise, release and forever quitclaim unto the said **New Sky, LLC**, a South Carolina limited liability company, its successors and assigns, all of its right, title and interest in and to the following described property:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE**

GRANTEE'S ADDRESS: P. O. Box 478, Charleston SC 29402

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances in and to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said **New Sky, LLC**, a South Carolina limited liability company, its successors and assigns, in fee simple forever, so that neither **The City of Charleston**, a South Carolina municipal corporation, nor its successors nor its assigns, nor any other person or persons claiming under it or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances herein conveyed, or any part or parcel thereof.

Notary Public for South Carolina
My commission expires: _____

EXHIBIT A

ALL that certain lot, piece or parcel of land situate, lying and being in the City and County of Charleston, State of South Carolina, shown by Charleston County GIS/Mapping as a strip of land approximately 8.3 feet in width and 150 feet in depth between 535 King Street and 529 King Street; and being a portion of that alley shown as Collins Court Common Alley on that certain plat entitled in part "PLAT OF #535 AND #537 King ST. SITUATED ON THE WEST SIDE OF KING ST. BETWEEN MORRIS AND CANNON STS. SHOWING RIGHT OF WAY FROM PROPERTY TO MORRIS ST." prepared by Joe Needle dated January 12, 1935, and recorded in the R.M.C. Office for Charleston County, South Carolina, as an exhibit to that certain deed recorded in Book W36, Page 267 in the R.M.C. Office aforesaid.

SAID parcel bounded on the northern line by property owned by New Sky, LLC and known in the current street numbering system as 535 King Street (TMS # 460-12-02-080); on the eastern and southern lines by property now or formerly owned by Dixie Furniture Company and known as 533½ and 527 King Street (TMS # 460-12-02-081); and on the western line by property now or formerly owned by 160 St. Phillips St., LLC and known as 158, 160, 162 & 164 St. Philip Street and 16 Morris Street (TMS # 460-12-02-054).

No TMS Number Assigned

b.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: Real Estate Committee DATE: 4/11/17

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: Northeast corner of State and Cumberland Streets

TMS: 458-05-03-108

PROPERTY OWNER: South Carolina Public Railways Commission

ACTION REQUEST: Request authorization of the Mayor to execute the attached Quit-Claim Deed.

ORDINANCE: Is an ordinance required? Yes ☒ No ☐

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head		<input type="checkbox"/>
Legal Department	<u>has seen / ybc</u>	<input type="checkbox"/>
Chief Financial Officer		<input type="checkbox"/>
Director Real Estate Management	<u>Colleen Carducci</u>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>

FUNDING: Was funding needed? Yes ☐ No ☒

If yes, was funding previously approved?* Yes ☐ No ☐

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

*Commercial Property and Community & Housing Development have an additional form.

COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: 4/11/17

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: Northeast corner of State and Cumberland Streets

TMS: 458-05-03-108

PROPERTY OWNER: South Carolina Public Railways Commission

ACTION REQUEST: Request authorization of the Mayor to execute the attached Quit-Claim Deed.

ORDINANCE: Is an ordinance required? Yes ☒ No ☐

ACTION: What action is being taken on the Property mentioned?

☐ **ACQUISITION** Seller (Property Owner) _____ Purchaser _____

☐ **DONATION/TRANSFER**
Donated By: _____

☐ **FORECLOSURE**
Terms: _____

☐ **PURCHASE**
Terms: _____

☐ **CONDEMNATION**
Terms: _____

☐ **OTHER**
Terms: _____

☒ **SALE** Seller (Property Owner) SC Public Railways Commission Purchaser East Bay Company, LTD.

☐ **NON-PROFIT ORG, please name** _____
Terms: _____

☒ **OTHER**
Terms: The City hereby releases to East Bay Co, LTD 0.007 acres of land located at the Northeast corner of State and Cumberland Streets by Quit-Claim Deed.

☐ **EASEMENT** Grantor (Property Owner) _____ Grantee _____

COMMERCIAL REAL ESTATE FORM

☐

PERMANENT

Terms: _____

☐

TEMPORARY

Terms: _____

☐

LEASE

Lessor: _____

Lessee: _____

☐

INITIAL

Terms: _____

☐

RENEWAL

Terms: _____

☐

AMENDMENT

Terms: _____

☒

Improvement of Property

Owner: _____

Terms: _____

BACKGROUND CHECK: If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes

☐

No

☐

N/A

☒

Results: _____

Signature: _____

Colleen Carducci

Director Real Estate Management

ADDITIONAL: Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

NEED: Identify any critical time constraint(s).



Ratification
Number _____

A N O R D I N A N C E

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A QUIT CLAIM DEED TO EAST BAY COMPANY, LTD. OF A 0.007 ACRE PIECE OF LAND LOCATED AT THE NORTHEAST CORNER OF STATE AND CUMBERLAND STREETS, AS MORE PARTICULARLY SET OUT ON A PLAT BY GEORGE A. Z. JOHNSON, JR., INC. DATED JANUARY 17, 2017, ENTITLED "PLAT SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN TRACT B, A 0.213 ACRE TRACT OWNED BY EAST BAY COMPANY, LTD. AND THE 0.007 ACRE PIECE OF LAND OWNED BY THE SOUTH CAROLINA RAILWAYS COMMISSION".

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBER OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. The Mayor is hereby authorized to execute on behalf of the City a quit claim deed to East Bay Company, Ltd. of a 0.007 piece of land located at the northeast corner of State and Cumberland Streets, as more particularly set out on a plat by George A. Z. Johnson, Jr., Inc. dated January 17, 2017, entitled "PLAT SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN TRACT B, A 0.213 ACRE TRACT OWNED BY EAST BAY COMPANY, LTD. AND THE 0.007 ACRE PIECE OF LAND OWNED BY THE SOUTH CAROLINA RAILWAYS COMMISSION", a copy of said quit claim deed being attached to this Ordinance as Exhibit A and made a part hereof.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2015,
and in the _____th Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Clerk of Council

QUIT-CLAIM DEED

A portion of State and Cumberland Streets in the City of Charleston, Charleston County, South Carolina, and being the southwest corner of TMS No. 458-05-03-108 and being shown as "Owned by South Carolina Public Railways Commission, 299 Sq Ft, 0.007 Ac, Area being Added to Tract B," on a plat entitled, "PLAT SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN TRACT B, A 0.213 ACRE TRACT OWNED BY EAST BAY COMPANY, LTD. and THE 0.007 ACRE PIECE OF LAND OWNED BY SOUTH CAROLINA PUBLIC RAILWAYS COMMISSION, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by George A.Z. Johnson, Jr., Inc., dated January 17, 2007, and recorded _____, 2017, in Book _____, Page _____, in the RMC Office for Charleston County.

TO HAVE AND TO HOLD, all and singular, the said property above-mentioned unto the said Grantee, its successors and/or assigns forever, so that neither Grantor nor its successors and/or assigns, nor any person or persons claiming under Grantor shall at any time hereinafter by any way or means, have claim, or demand any right or title to the aforesaid property or appurtenances, or any part or parcel thereof.

WITNESS My Hand and Seal this ____ day of _____, 2017.

SIGNED, SEALED AND DELIVERED CITY OF CHARLESTON
IN THE PRESENCE OF:

By: _____
John J. Tecklenburg, Mayor

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) ACKNOWLEDGMENT

PERSONALLY APPEARED before me, City of Charleston, by John J. Tecklenburg, its Mayor, who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument as principal, and acknowledged before me execution of the foregoing instrument. Further, that the subscribing witness hereto, certified to me that (s)he is not a party to or beneficiary of the transaction and signed the record by witnessing the principal sign the record or witnessing the principal acknowledge the principal's signature on the record.

SWORN TO and subscribed before me this ____ day of _____, 2017.

Notary Public for South Carolina
Printed Name or Notary Seal _____
My commission expires _____

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AFFIDAVIT RE DEED RECORDING FEE

PERSONALLY APPEARED before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by City of Charleston to East Bay Company, Ltd. on _____, 2017.
3. **CHECK ONE** of the following:

____ (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
____ (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
XXX (c) **EXEMPT** from the deed recording fee because of exemption No. 12 (Quit Claim Deed – no consideration); if exempt, skip items 4-6 and go to item 7 of this Affidavit.
4. Check one of the following if either 3(a) or 3(b) has been checked:

____ (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
____ (b) The fee is computed on the fair market value of the realty which is \$ _____.
____ (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check **YES** ____ or **NO** ____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. **If YES**, the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
(a) \$ _____ the amount listed in 4 above; **LESS**
(b) \$ _____ the amount listed in 5 above (if none, show 0);
(c) \$ _____ Subtract 6(b) from 6(a) and place result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Attorney.
8. I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this
____ day of _____, 2017.

Notary Public for South Carolina

(Print Notary Name)
My Commission Expires: _____

By: _____
J. Sidney Boone, Jr.
Its: Attorney for Grantor

c(1).



Ratification
Number _____

AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2413 SPRING GARDEN ST (0.29 ACRE) (TMS# 309-14-00-039), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7. THE PROPERTY IS OWNED BY JOYCE H. MURRAY.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 7 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 2413 Spring Garden St, (0.29 acre) is identified by the Charleston County Assessors Office as TMS# 309-14-00-039, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2017, in the _____ Year of the Independence of the United States of America.

By:

John J. Tecklenburg
Mayor

Attest:

Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: 2413 Spring Garden St

Presented to Council: 4/11/2017

Status: Received Signed Petition

Owner Names: Joyce H. Murray

Year Built: 1967

Parcel ID: 3091400039

Number of Units: 1

Number of Persons: 1

Race: Caucasian

Acreage: 0.29

Mailing Address: 2413 Spring Garden St

Current Land Use: Residential

Address: Charleston, SC 29407

Current Zoning: R-4

Requested Zoning: SR-1

City Area: West Ashley

Recommended Zoning: SR-1

Subdivision: Melrose

Appraised Value: \$210,000.00

Council District: 7

Assessed Value: \$8,400.00

Within UGB: Yes

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 11
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	CWS service area.
Planning	
Urban Growth Line	Property is a developed site within the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

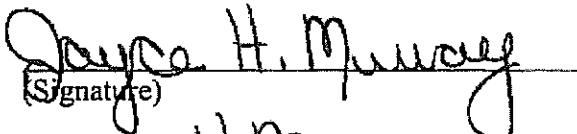
SAID PROPERTY, located in West Ashley (approximately 0.29 acre) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 309-14-00-039 (2413 Spring Garden St).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 23rd day of
February, 2017

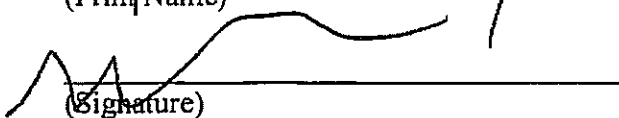
FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE


(Signature)

3-18 2017
(Date)

Joyce H Murray
(Print Name)


(Signature)

3-18 2017
(Date)

Marcia Michelle Murray
(Print Name)

City of Charleston Annexation Map

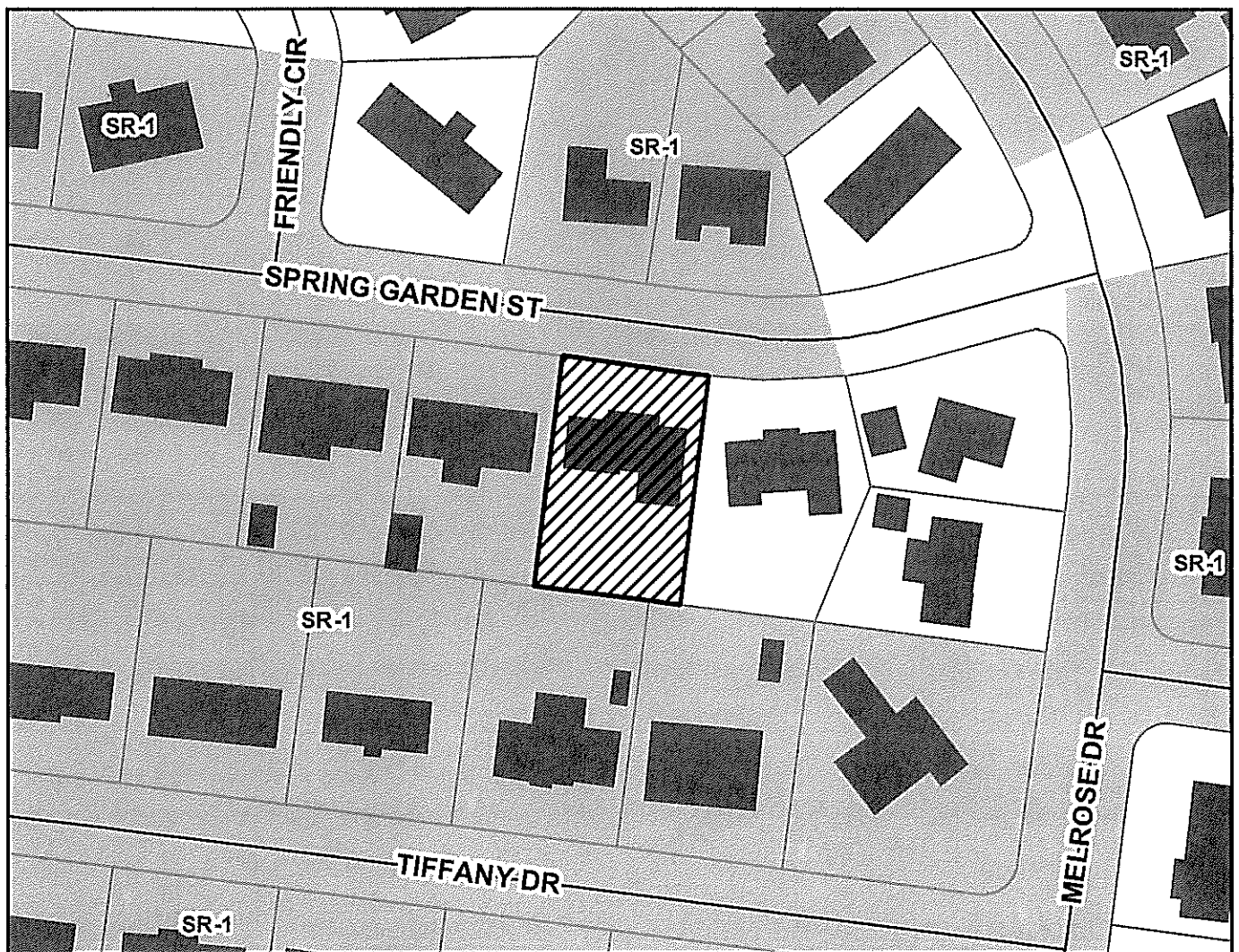
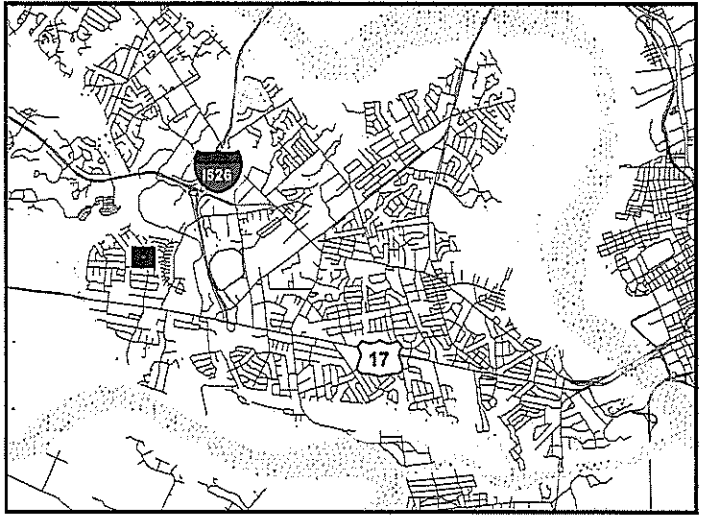
Parcel Address:
2413 Spring Garden St

TMS #:
3091400039

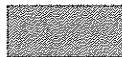
Acreage: 0.29

City Council District: 7

West Ashley



Subject Property



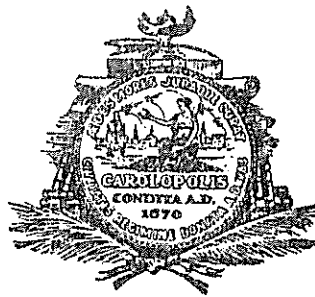
Corporate Limits
City of Charleston



Water



c(ii).



Ratification
Number _____

AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS VACANT PROPERTY ON BROWNSWOOD RD (0.13 ACRE) (TMS# 280-00-00-054), JOHNS ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 5. THE PROPERTY IS OWNED BY PHILLIP SIMMONS.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 5 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, vacant property on Brownswood Rd, (0.13 acre) is identified by the Charleston County Assessors Office as TMS# 280-00-00-054, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2017, in the _____ Year of the Independence of the United States of America.

By:

John J. Tecklenburg
Mayor

Attest:

Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: Brownswood Rd

Presented to Council: 4/11/2017

Status: Received Signed Petition

Owner Names: Phillip Simmons

Year Built: NA

Parcel ID: 2800000054

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: 0.13

Mailing Address: 2661 Mullet Hall Rd

Current Land Use: Vacant Residential

Address: Johns Island, SC 29455

Current Zoning: RR-3

Requested Zoning: SR-1

City Area: Johns Island

Recommended Zoning: SR-1

Subdivision:

Appraised Value: \$4,550.00

Council District: 5

Assessed Value: \$270.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 3
Fire	Located in existing service area - Station 17
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	Additional State-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	Good Condition
Charleston Water Systems	St. Johns Water Service Area, CWS Sewer Service Area.
Planning	
Urban Growth Line	Property is an undeveloped site adjacent to the line.
City Plan (Century Five)	
Parks	

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located on Johns Island (approximately 0.13 acre) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 2800000054 (Brownswood Road).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 15th day of
March, 2017

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Phillip Simmons Sr.
(Signature)

MARCH 15 2017
(Date)

PHILLIP SIMMONS SR
(Print Name)

(Signature)

(Date)

(Print Name)

City of Charleston Annexation Map

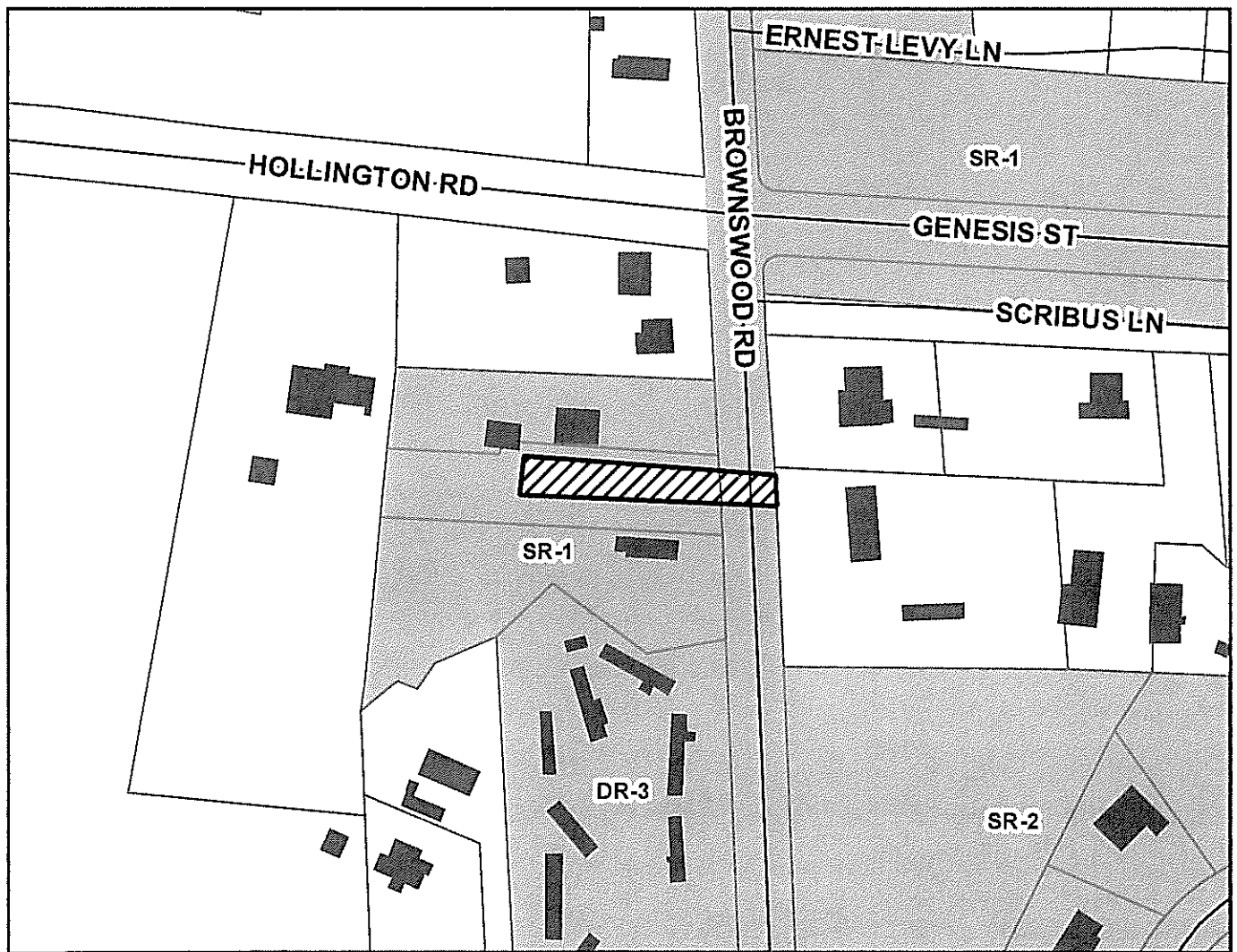
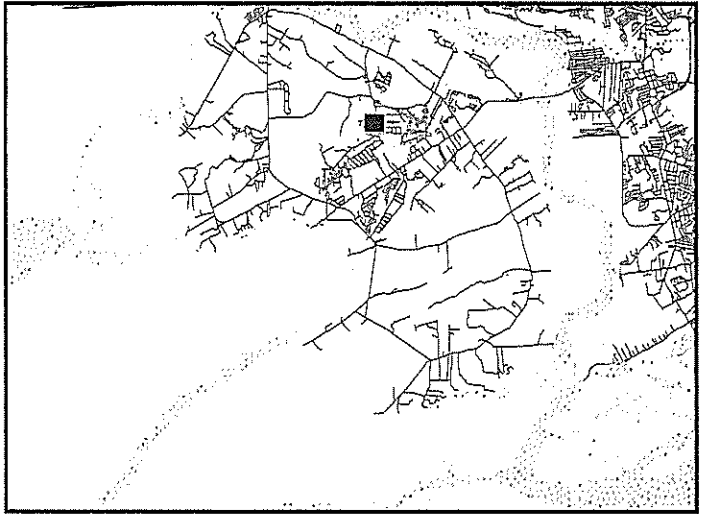
Parcel Address:
Brownswood Rd

TMS #:
2800000054

Acreage: 0.13

City Council District: 5

Johns Island



Subject Property



Corporate Limits
City of Charleston



Water



C(iii)



Ratification
Number _____

AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 822 PLAYGROUND ROAD (0.23 ACRE) (TMS# 418-05-00-302), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 7. THE PROPERTY IS OWNED BY HARRIETT S. PINCKNEY.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 7 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 822 Playground Road, (0.23 acre) is identified by the Charleston County Assessors Office as TMS# 418-05-00-302, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2017, in the _____ Year of the Independence of the United States of America.

By:

John J. Tecklenburg
Mayor

Attest:

Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: 822 Playground Road

Presented to Council: 4/11/2017

Status: Received Signed Petition

Owner Names: Harriett S. Pinckney

Year Built: 1973

Parcel ID: 4180500302

Number of Units: 1

Number of Persons: 1

Race: African-American

Acreage: 0.23

Mailing Address: 822 Playground Rd

Current Land Use: Residential

Address: Charleston, SC 29407

Current Zoning: R-4

Requested Zoning: SR-1

City Area: West Ashley

Recommended Zoning: SR-1

Subdivision: West Oak Forest

Appraised Value: \$85,900.00

Council District: 7

Assessed Value: \$3,440.00

Within UGB: Yes

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 11
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	Good Condition
Charleston Water Systems	CWS service area.
Planning	
Urban Growth Line	Property is a developed site within the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF CHARLESTON)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located in West Ashley (approximately 0.23 acre) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 418-05-00-302 (822 Playground Road).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 28th day of
March, 2017

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Harriets Pinckney
(Signature)

(Date)

HARRIETS. Pinckney
(Print Name)

(Signature)

(Date)

(Print Name)

City of Charleston Annexation Map

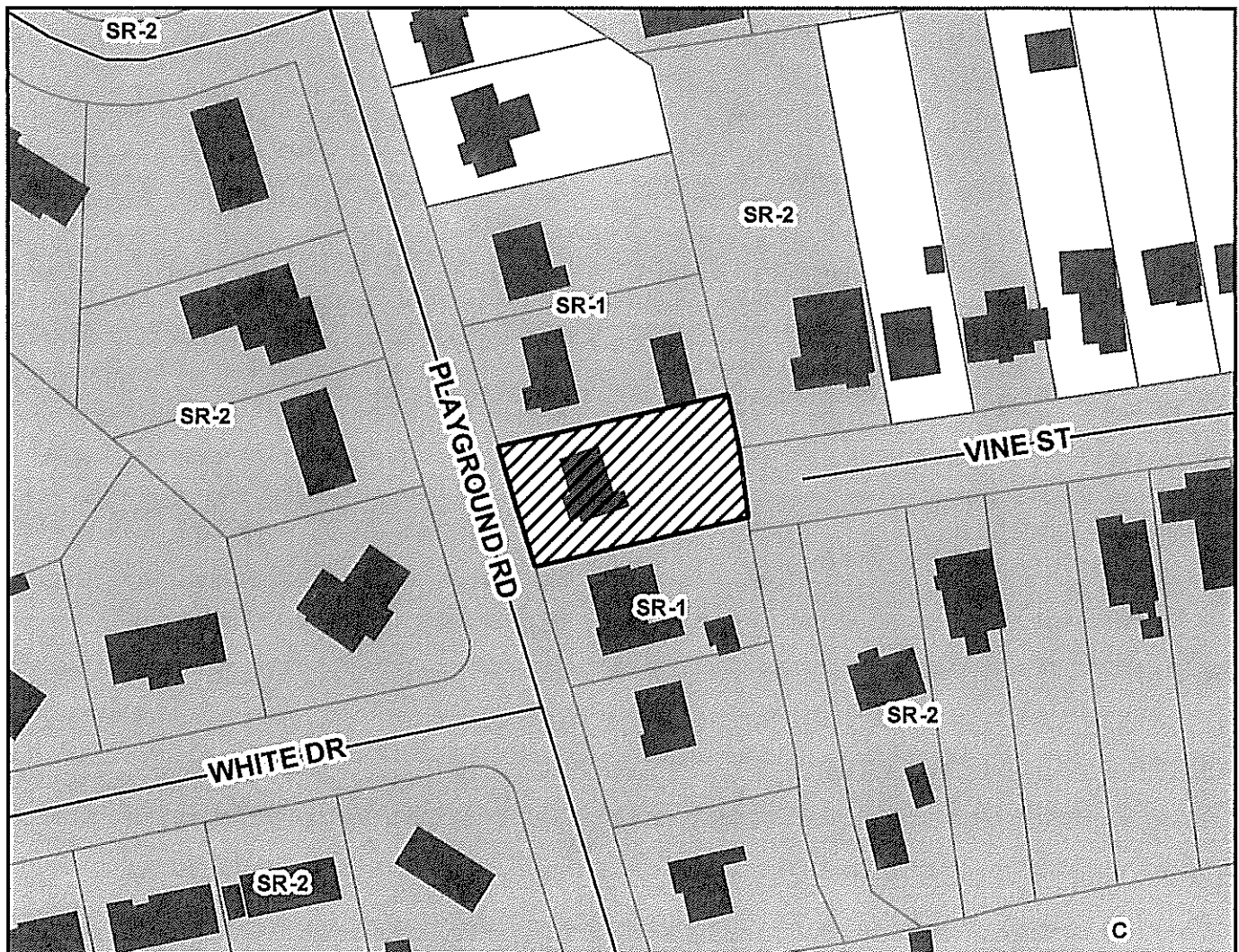
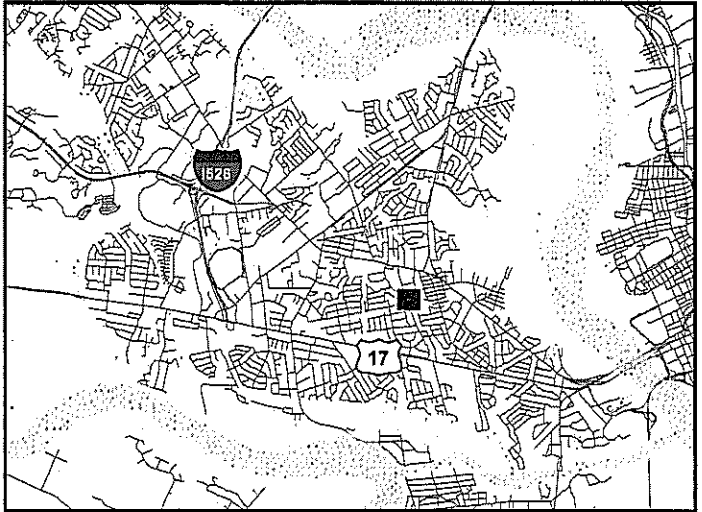
Parcel Address:
822 Playground Rd

TMS #:
4180500302

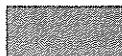
Acreage: 0.23

City Council District: 7

West Ashley



Subject Property



Corporate Limits
City of Charleston



Water

